



Planning and Development Services 2011 Fee Schedule

TYPE OF PERMIT APPLICATION	Fee Based on \$145 Per Hour
BUILDING	
BUILDING PERMIT	
<i>Valuation - The Total Valuation is the "Building permit valuations" as delineated in section R108.3 of the International Residential Code and section 108.3 of the International Building Code.</i>	
\$0 - \$7,000	1 hour minimum (\$145 per hour)
\$7,001 - \$25,000	\$75 for the first \$2,000, + \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000 (1 hour minimum)
\$25,001 - \$50,000	\$391.25 for the first \$25,000 + \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$643.75 for the first \$50,000 + \$7 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 - \$500,000	\$993.75 for the first \$100,000 + \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 - \$1,000,000	\$3,233.75 for the first \$500,000 + \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000.000
\$1,000,001 +	\$5,608.75 for the first \$1,000,000 + \$3.15 for each additional \$1,000, or fraction thereof
Building/Structure Plan Review	65% of the building permit fee
Civil Plan Review, Commercial (if applicable)	Hourly rate, 5-hour minimum \$725
Civil Plan Review, Residential (if applicable)	Hourly rate, 3-hour minimum \$435
ELECTRICAL	
Electrical Permit	Permit fee described in WAC 296-46B-905, plus a 20% administrative fee

FIRE	
Automatic Fire Alarm System	
Existing System	
• New or relocated devices up to 5	Hourly rate, 1-hour minimum \$145
• New or relocated devices 6 up to 12	Hourly rate, 3-hour minimum \$435
• Each additional new or relocated device over 12	\$6 per device
New System	Hourly rate, 4-hour minimum \$580
Each additional new or relocated device over 30	\$6 per device
Fire Extinguishing Systems	
Commercial Cooking Hoods	
• 1 to 12 flow points	Hourly rate, 3-hour minimum \$435
• More than 12	Hourly rate, 4-hour minimum \$580
• Other Fixed System Locations	Hourly rate, 4-hour minimum \$580
Fire Pumps	
Commercial Systems	Hourly rate, 4-hour minimum \$580
Commercial Flammable/Combustible Liquids	
Aboveground Tank Installations	-
• First tank	Hourly rate, 2-hour minimum \$290
• Additional	Hourly rate, 1-hour minimum \$145
Underground Tank Installations	
• First tank	Hourly rate, 2-hour minimum \$290
• Additional	Hourly rate, 1-hour minimum \$145
Underground Tank Piping (with new tank)	Hourly rate, 2-hour minimum \$290
Underground Tank Piping Only (vapor recovery)	Hourly rate, 3-hour minimum \$435
Underground Tank Removal	
• First tank	Hourly rate, 2-hour minimum \$290

• Additional Tank	Hourly rate, 0.5 Hours \$72.50 per additional tank
Compressed Gas Systems (medical gas systems require a plumbing permit)	
Excess of quantities in IFC Table 105.6.9	Hourly rate, 2-hour minimum \$290
High-Piled Storage	
Class I – IV Commodities:	
• 501 – 2,500 square feet	Hourly rate, 2-hour minimum \$290
• 2,501 – 12,000 square feet	Hourly rate, 3-hour minimum \$435
• Over 12,000 square feet	Hourly rate, 4-hour minimum \$580
High Hazard Commodities:	
• 501 – 2,500 square feet	Hourly rate, 3-hour minimum \$435
• Over 2,501 square feet	Hourly rate, 5-hour minimum \$725
Underground Fire Main & Hydrants	Hourly rate, 3-hour minimum \$435
Industrial Ovens	
Class A or B Furnaces	Hourly rate, 2-hour minimum \$290
Class C or D Furnaces	Hourly rate, 4-hour minimum \$580
LPG (Propane) Tanks	
Commercial, less than 500-Gallon Capacity	Hourly rate, 2-hour minimum \$290
Commercial, 500-Gallon+ Capacity	Hourly rate, 3-hour minimum \$435
Commercial, Temporary	Hourly rate, 1-hour minimum \$145
Residential 0 – 500-Gallon Capacity	Hourly rate, 1-hour minimum \$145
Spray Booth	Hourly rate, 4-hour minimum \$580
Sprinkler Systems (each riser)	
New Systems	Hourly rate, 5-hour minimum \$725, plus \$3 per head
Existing Systems	
• 1 – 10 heads	Hourly rate, 3-hour minimum \$435
• 11 – 20 heads	Hourly rate, 4-hour minimum \$580

• More than 20 heads	Hourly rate, 5-hour minimum \$725, plus \$3 per head
Residential (R-3) 13-D System	
• 1 – 30 heads	Hourly rate, 3-hour minimum \$435
• More than 30 heads	Hourly rate, 3-hour minimum \$435, plus \$3 per head
Voluntary 13-D Systems in residencies when not otherwise required	Hourly rate, 1-hour minimum \$145
Standpipe Systems	Hourly rate, 4-hour minimum \$580
Temporary Tents and Canopies	Hourly rate, 1-hour minimum \$145
MECHANICAL	
Residential Mechanical System	Hourly rate, 1-hour minimum (\$145) (including 4 pieces of equipment), \$11 per piece of equipment over 4
Commercial Mechanical System	Hourly rate, 3-hour minimum (\$435) (including 4 pieces of equipment), \$11 per piece of equipment over 4
All Other Mechanical (Residential and Commercial)	Hourly rate, 1-hour minimum \$145
PLUMBING	
Plumbing System	Hourly rate, 1-hour minimum (\$145) (including 4 fixtures), \$11 per fixture over 4
Gas Piping System standalone permit	Hourly rate, 1-hour minimum (\$145) (including 4 outlets), \$11 per outlet over 4
Gas Piping as part of a plumbing or mechanical permit	\$11 per outlet (when included in outlet count)
Backflow Prevention Device - standalone permit	Hourly rate, 1-hour minimum \$145) (including 4 devices), \$11 per device over 4
Backflow Prevention Device as part of a plumbing systems permit	\$11 per device (when included in outlet count)
ENVIRONMENTAL REVIEW	
Environmental Checklist (SEPA)	
Single-Family	Hourly rate, 10-hour minimum \$1,450
Multifamily/Commercial	Hourly rate, 15-hour minimum \$2,175
Environmental Impact Statement Review	Hourly rate, 35-hour minimum \$5,075
LAND USE	
Accessory Dwelling Unit	Hourly rate, 1-hour minimum \$145
Adult Family Home	Hourly rate, 2-1/2-hour minimum \$362.50
Comprehensive Plan Amendment – Site Specific	Hourly rate, 60-hour minimum (\$8,700), plus public hearing (\$2,225)

Conditional Use Permit (CUP)	Hourly rate, 30-hour minimum \$4,350
Critical Areas Reasonable Use Permit (CARUP)	Hourly rate, 60-hour minimum (\$8,700), plus public hearing (\$2,225)
Critical Areas Special Use Permit (CASUP)	Hourly rate, 60 hour minimum (\$8,700), plus public hearing (\$2,225)
Home Occupation, Bed and Breakfast, Boarding House	Hourly rate, 1-hour minimum \$145
Interpretation of Development Code	Hourly rate, 1-hour minimum \$145
Master Plan	Hourly rate, 60-hour minimum (\$8,700), plus public hearing (\$2,225)
Planned Action Determination	Hourly rate, 1-hour minimum \$145
Rezone	Hourly rate, 60-hour minimum (\$8,700), plus public hearing (\$2,225)
SCTF Special Use Permit (SUP)	Hourly rate, 60-hour minimum (\$8,700), plus public hearing (\$2,225)
Sign Permit	Hourly rate, 2-hour minimum \$290
Special Use Permit	Hourly rate, 60-hour minimum (\$8,700), plus public hearing (\$2,225)
Street Vacation	Hourly rate, 60-hour minimum (\$8,700), plus public hearing if required (\$2,225)
Temporary Use Permit (TUP)	Hourly rate, 2-hour minimum \$290
Variance - Engineering Standards	Hourly rate, 3-hour minimum \$435
Variances - Zoning	Hourly rate, 30-hour minimum \$4,350
MISCELLANEOUS FEES	
Critical area field signs	\$6 per sign
Permit Fee for Work Commenced Without a Permit	Twice the Applicable Permit Fee
Expedited Review – Building or Site Development Permits	Twice the applicable plan review fee(s)
All Other Fees Per Hour	Hourly rate, 1-hour minimum \$145
Multiple Family Tax Exemption Application Fee	Hourly rate, 3-hour minimum for processing land use permits plus current King County Assessors fee for administering the Multiple Family Tax Exemption program
Extension of the Conditional Certificate for the Multiple Family Tax Exemption Application Fee	\$145
RIGHT-OF-WAY	
Right-of-Way Use	Hourly rate, 1-hour minimum \$145
Right-of-Way Site	Hourly rate, 2-hour minimum \$290

SHORELINE SUBSTANTIAL DEVELOPMENT

Shoreline Conditional Permit Use	Hourly rate, 30-hour minimum \$4,350
Shoreline Exemption	Hourly rate, 2-hour minimum \$290
Shoreline Variance	Hourly rate, 30-hour minimum (\$4,350), plus public hearing if required (\$2,225)
Substantial Development Permit (based on valuation)	
• up to \$10,000	Hourly rate, 15-hour minimum \$2,175
• \$10,000 to \$500,000	Hourly rate, 34-hour minimum \$4,930
• Over \$500,000	Hourly rate, 60-hour minimum \$8,700

SITE DEVELOPMENT

Grading	Hourly rate, 3-hour minimum \$435
Clearing	Hourly rate, 3-hour minimum \$435
Landscaping	Hourly rate, 3-hour minimum \$435
Parking Lot	Hourly rate, 3-hour minimum \$435
Subdivision Construction	Hourly rate, 12-hour minimum \$1,740

SUBDIVISIONS

Binding Site Plan	Hourly rate, 6-hour minimum \$870
Lot Line Adjustment	Hourly rate, 3-hour minimum \$435
Preliminary Short Subdivision	Hourly rate, 30-hour minimum (\$4,350) for two-lot short subdivision plus 3-hour minimum (\$435) for each additional lot
Final Short Subdivision	Hourly rate, 8-hour minimum \$1,160
Preliminary Subdivision	Hourly rate, 39-hour minimum (\$5,655) for five-lot subdivision plus 3-hour minimum (\$435) for each additional lot, plus public hearing (\$2,225)
Final Subdivision	Hourly rate, 30-hour minimum \$4,350
Changes to Preliminary Short or Formal Subdivision	Hourly rate, 12-hour minimum \$1,740

SUPPLEMENTAL FEES

Additional review of fees may be assessed if plan revisions are incomplete, corrections not completed, the original scope of the project has changed, or scale and complexity results in review hours exceeding the minimums identified in this schedule. Fees will be assessed at \$145 per hour, minimum of one hour.

Reinspection fees may be assessed if work is incomplete, corrections not completed, or the allotted time is depleted. Fees will be assessed at \$145 per hour, minimum one hour.

FEE REFUNDS

The city manager or designee may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The city manager or designee shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.